

TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form

I, **FRANK J. MILLER** of 560 Riverside, Apt. 10-F, New York, New York County,
State of New York, 10027, for consideration paid, grant to of **CARL G. DIXON,**
JR. and MARIE A. DIXON of 169 Benton Neck Road, Benton, Kennebec County,
State of Maine, 04901, with **Warranty Covenants** as joint tenants and not as
tenants in common, the land in Waterville, Kennebec County, State of Maine,
bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land located at 16 Oak Street in the City of
Waterville, County of Kennebec and State of Maine and further bounded and
described as follows, to wit:

BEGINNING on the South side of Oak Street at the Northeast corner of land
now or formerly of David Poulin; thence in a generally southerly
direction 130.99' to a point on the Northerly line of land now or
formerly of Maurice B. Pope; thence at right angles to the last mentioned
line and in a generally Westerly direction a distance of 70.24' along
land of Pope and land now or formerly of Paul and Gloria Cloutier to a
point; thence at right angles to the last mentioned line and in a
generally Northerly direction 131.77' along the Easterly line of land now
or formerly of James H. and Angeline D. Michaud to a point on the
Northerly side of said Oak Street; thence at right angles to the last
mentioned line and in a generally Easterly direction 70.43' along the
Southerly line of said Oak Street to the point of beginning.

BEING all and the same premises acquired by Frank J. Miller by Warranty
Deed from James H. Michaud and Angeline D. Michaud dated February 23,
1979 and recorded in the Kennebec County Registry of Deeds in Book 2186,
Page 173.

WITNESS my hand and seal this 27 day of October, 1988.

Signed, Sealed and Delivered
in the presence of:

Florence J. Grant

Frank J. Miller
FRANK J. MILLER

STATE OF ME
COUNTY OF ME

Dated: Oct. 27, 1988

Then personally appeared the above named **FRANK J. MILLER** and acknowledged
the foregoing instrument to be his free act and deed.

Before me,

Florence J. Grant
Notary Public
FLORENCE J. GRANT
Print Name
Notary Public, State of New York
No. 31-4666482
Qualified in New York County
Commission Expires March 30, 1990



RECEIVED KENNEBEC SS.

1988 NOV -3 AM 9:00